



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JANUARY 15, 2003

PRESENT: Fruit, Kennett, Pyle,

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Vice-Chair Fruit called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Fruit opened/closed the public hearing.

MINUTES:

DECEMBER 18,
2003

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE DECEMBER 18, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

SUBCOMMITTEE ACTIONS:

1. Monterey – Irish Construction
2. Digital Drive – Lot 6
3. SR-03-04: Condit – The Ford Store

THE BOARD HAD NO COMMENT ON THE SUBCOMMITTEE ACTIONS.

CONSENT CALENDAR:

4. **SITE REVIEW, SR-03-21: TENNANT-CINELUX THEATERS:** A request to approve a new entrance and marquee sign for the Cinelux Movie Theaters located at Tennant Station on Tennant Ave. in Planned Unit Development (PUD) zoning district.

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.

DUE TO A LACK OF QUARUM, THIS ITEM WAS CONTINUED TO FEBRUARY 5, 20

OLD BUSINESS

5. **SITE REVIEW, SR-03-19: DEWITT-MARRAD:** A request for site, landscape and architectural plan approval for the construction of a 4-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.

DUE TO A LACK OF QUARUM, THIS ITEM WAS CONTINUED TO FEBRUARY 5, 20

6. **SITE REVIEW, SR-02-20: DEWITT-MARQUEZ/GLUHAICH:** A request for site, landscape and architectural plan approval for the construction of a 5-lot single family residential subdivision on a two-acre site located on the west side of DeWitt Avenue approximately 700 feet south of the DeWitt Avenue intersection with W. Dunne Avenue. The project is within a 9.45-acre RPD.

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.

DUE TO A LACK OF QUARUM, THIS ITEM WAS CONTINUED TO FEBRUARY 5, 20

7. **SITE REVIEW, SR-03-15: E. DUNNE-CITY OF MORGAN HILL JACKSON OAKS BOOSTER STATION:** A request to approve site, architecture, and landscape plans for the construction of an approximately 756 sq. ft. pump house structure on a 17-acre lot. The proposed structure will be located in the Open Space zoning district on E. Dunne Ave. approximately 950 ft. east of Jackson Oaks Dr. A mitigated negative declaration is proposed for the project.

BOARD MEMBER KENNETT RETURNED TO HER SEAT.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 03-036 WITH THE FOLLOWING ADDED CONDITIONS:

1. Add an additional tree into the center of the gravel area to provide additional screening.
2. Plant groupings of Toyon along the westerly boundary of the site.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

8. **SITE REVIEW AMENDMENT, SRA-94-01: WALNUT GROVE – SHELL OIL:** A request to alter the exterior of the existing shell gas station, mini-mart, and canopy located at 810 E. Dunne Ave. in the Lawrence Oaks Shopping Center in the CG, General Commercial zoning district.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 03-031 SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Ameron color palette and application shall be per the red line drawings completed at the January 15 meeting.
2. The tile shall not be painted over. The tile shall be replaced with a ban of 6” to 8” square, white matte finish tiles.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: MARTIN

9. **UNIFORM SIGN PROGRAM AMENDMENT, USPA-91-07: VINEYARD TOWN CENTER-KENT:** A request to amend the uniform sign program to for the Vineyard Town Center shopping center to include monument signs and building attached signs for major tenants, located at the south-east corner of Monterey Road and Edmundson Avenue in the Planned Unit Development zoning district. (APN 767-22-035 and 767-22-039)

BOARD MEMBERS KENNETT/PYLE MOTIONED TO CONTINUE THE APPLICATION TO THE FEBRUARY 19 AGENDA.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

NEW BUSINESS:

10. **SITE REVIEW, SR-02-13: NINA LANE-CHEN:** A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district.

BOARD MEMBERS FRUIT/KENNETT MOTIONED TO CONTINUE THE APPLICATION TO THE FEBRUARY 19 AGENDA WITH THE FOLLOWING DIRECTION TO THE APPLICANT:

- 1. The plans need to be revised to provide a greater degree of articulation on all four sides of the homes.**
- 2. The detailing should be the same or greater than the recently completed adjacent development.**
- 3. The overall quality of the architecture and detailing should be consistent with the other residential projects approved by the Board.**
- 4. Revise the landscape plans as follows: a) Clearly indicate existing verses proposed trees. b) Reduce the amount of Rosemary used in the plan. c) Check the plant list for errors in common verses/botanical plant names.**

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

ANNOUNCEMENTS: On January 7th, the City Council appointed Lori Cain as a regular board member and appointed James Carrillo as an alternative board member.

The board discussed the role of the alternate board member: The board members agreed that the alternate shall:

1. Participate in all Board meetings and discussions.
2. Participate in subcommittee activities.
3. Vote when any other member of the Board is absent or has to step down.
4. Vote on all policy development issues.

Workshop tentatively scheduled for February 5 meeting for review of draft architectural handbook.

ADJOURNMENT: Vice-Chair Fruit adjourned the meeting at 9:50 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator